CENTRAL DETROIT CHRISTIAN
2023 ANNUAL REPORT

VISION

"Once again, men and women of ripe old age will sit in the streets. . . the city streets will be filled with boys and girls playing in the streets. This is what the Lord Almighty says!"
-Zechariah 8:4-5

MISSION

Through Education, Employment, and Economic Development, CDC strives to transform individuals to reach their highest potential while transforming the community to be a place of "Shalom" (peace and wholeness)

HISTORY

Central Detroit Christian CDC was founded in 1993 when a coalition of pastors agreed that the community would experience a greater impact with a unified effort. At that time the coalition developed the following focus areas: youth ministry, job training and development, housing and meeting direct needs. Programs launched in 1994. In the course of meeting our mission, Central Detroit Christian CDC provides numerous youth programs, employment training and placement, business development, housing renovation and counseling and even provides for direct needs.

LETTER FROM EXECUTIVE DIRECTOR

Dear Friends:

There's nothing wrong with your eyes. You don't need new glasses! And we were not attempting to perform an optical illusion, the word on the front cover is just the word reconciliation without any vowels. We at CDC are passionate about this word, what it means and how to live it out. It is one of the three major pillars of Christian Community Development—Relocation, Reconciliation and Redistribution. They are all actions that come out of our heart and reconciliation is the most important. We are called out to be reconciled to God first, then to reconcile with others, and then to help others be reconciled to God and others.

All of this is God's doing, for he has reconciled us to himself through Jesus Christ; and he has made us agents of the reconciliation. God was in Christ personally reconciling the world to himself—not counting their sins against them and has commissioned us with the message of reconciliation. II Corinthians 5:18,19

We live out reconciliation every day attempting to help people unite with their family, to get along with their mother or father, to appreciate that ornery neighbor, and most importantly, to recognize the need for a relationship with God through Christ. Sometimes we are successful and sometimes we aren't, but it doesn't stop us from trying—God gave us the message of reconciliation.

I think reconciliation is at the core of who we are and what we do. And maybe, that makes us different from other groups and people; I don't know, but in this fractured society we live in today it is more important than ever to practice reconciliation every way possible.

Thank you for your role in helping CDC fulfill the message of reconciliation. Thank you for standing with us in the good times and the challenging times. Your partnership is so valued.

Sincerely yours,

Lisa E. Johanow
Executive Director

EDUCATION

EMPLOYMENT

At Central Detroit Christian CDC, it starts with babies in Pathways of Promise. Yes, 40+ children are enrolled in our child care so they can be cared for and nurtured and loved, and prepared for Kindergarten when that time comes. These formative years are so important for imparting knowledge and creating a foundation to stand upon.

Our Breakthrough Literacy program morphed into Breakthrough Literacy and Sports program reaching not just elementary students but now capturing middle school students as well. This was an aggressive move in the fall, to increase the number of students in literacy by adding older children, 6th-8th graders. So how do you keep them coming day after day? Well, the addition of sports to the program got the attention of students who perhaps may not engage in literacy and who may not be doing well in school. The challenge was monumental especially after initial testing where we discovered that less than 10% of those enrolled were reading at level. The challenge is being met! 40% are now reading at level with the hopes of that number continuing to increase in 2024. We are very dedicated to make sure these academic outcomes continue to rise so that academic excellence is not defined by your zip code.

EVANGELISM

Our basketball teams that grew out of the sports program are some of the most dedicated young men, practicing endlessly and even winning games in their respective leagues.

Our Teen program, Ground Zero, experienced lots of excitement this past year. Retreats, laser tag, and male mentoring all contributed to 85-100 teens participating weekly. In the summer, 49 teens went to Kids Across America Kamp (largest number ever). Additionally 230 teens enrolled in GDYT, (Grow Detroit's Young Talent) summer emplyoment.

Summer Day Camp was a blast with 200 children enrolled for the 5 day a week, 6 week experience. Kids got larger doses of literacy mixed in with Bible stories, crafts and recreation along with weekly field trips. We could not have done this without the help of 15 different volunteer groups who not only served kids but served our community through community development projects.

We exceeded last year's number of families shopping at our Pride for Parents Christmas store and had nearly 150 families (462 children) shop. Thanks to our donors who contributed over $67,000 in cash donations and in kind gifts. Thanks also to our donors who made sure 500 of our kids had a backpack for school (in kind value of $25,000)

Thank you for helping me learn how to read! - Aaliyan 2nd Grade

ECONOMIC DEVELOPMENT

Housing

At CDC, economic development includes community advocacy, housing counseling, real estate development, construction/rehab/home repair work, property management, AND business management. This diverse work requires a diverse group of people to make it happen, and we have a great team.

362 HOPE Applications, which abates the need for low income home owners to pay property taxes.

22 Families received their homes back from tax foreclosure after completing our training.

19 Homeowners secure home repair loans at 0% interest.

$300K in home repair with roof replacement being the greatest need met.

$400K in home efficiency improvements including furnaces, hot water heaters, windows and refrigerators through DTE & SEEL's Energy Efficiency Program.

18 units of housing acquired on Euclid Street from the Detroit Land Bank Authority.

1 home completely renovated.

3 more units being complete by the end of the first quarter of 2024.

These homes are a mixture of for sale and rental units for households below 60% AMI.

75 UNITS OF OCCUPIED AFFORDABLE HOUSING PRESERVED.

We became a MINT (Mixed Income Neighborhood Trust) in 2023 as well. TRUST Neighborhoods, a national organization, selected Central Detroit Christian CDC to work within Detroit. After suffering decades of disinvestment, our historic neighborhoods are now at risk of pricing pressure and gentrification as investment continues north of the greater downtown. CDC, will manage a MINT to preserve affordability and create new high-quality rental properties for residents. We hope to purchase 100 units of housing for this noble cause in 2024.

Thank you for being a pillar of hope to the community!
- Mr. and Mrs. Rice

ECONOMIC DEVELOPMENT *Businesses*

In the course of bringing economic health and wellness to our community, CDC has developed many businesses. Seven are still under our umbrella.

Our oldest business, Peaches & Greens Produce Market and Mobile truck turned 15. In 2023, it launched a Smoothie Bar and it was wildly popular and successful. As a matter of fact, Smoothies were the number one seller in the store. If we can get people eating fruit by drinking a smoothie then it's a win.

Adamah Farms had their best year ever with the growth of 3 ½ tons of produce. That's a lot of tomatoes and onions, and greens and garlic, and potatoes, and peppers, and Adamah also accelerated their growing of mushrooms, tripling sales from the previous year. Most important, however, is that Adamah Farms gave away $3,800 in produce to families in our programs.

Solid Rock Property Management had a stable year—the first year since coming out of Covid where rental income is what it should be. It has been tough getting to that point. We experienced high waves of vacancy and losses followed by our current stability with a vacancy rate of 6%.

Peaches & Greens
PRODUCE MARKET

ADAMAH FARM
Central Detroit

SolidROCK
Property Management LLC

Fit & Fold Laundromat came off a phenomenal growth spurt in 2022 and maintained that growth throughout 2023 with another growth spurt towards the end of 2023. They consistently wash 25,000 pounds of laundry per month and employ 10-12 people consistently.

City Kid Soup hit on a great idea - make smaller size bags of the soup that serve 2-3 people. The crowds went wild! This new and simple product brought City Kid Soup into profitability.

CDC Construction is retooling while rehabbing and preparing itself for growth as we launch into further development of the Euclid homes in 2024. It is continuing to train young men from the community in the construction field.

Pathways of Promise is still a 5-star facility (the highest rating you can get), and we are getting the academic results we want to see. This past year, the Order of the Fishermen Ministry, who administers and oversees our Early Head Start program, named us their Partner of the Year!

FIT & FOLD LAUNDROMAT

CITY KIDS soup

CDC CONSTRUCTION

PATHWAYS OF PROMISE
Early Childhood Learning Center

FINANCIAL REPORT

ASSSETS

Cash	$1,006,234
Accounts Receivable	$40,390
Fixed Assets	$2,231,099
Furniture, Equipment, Vehicles	$99,206
Buildings & Improvements	$14,524,099
TOTAL ASSETS	$18,041,994

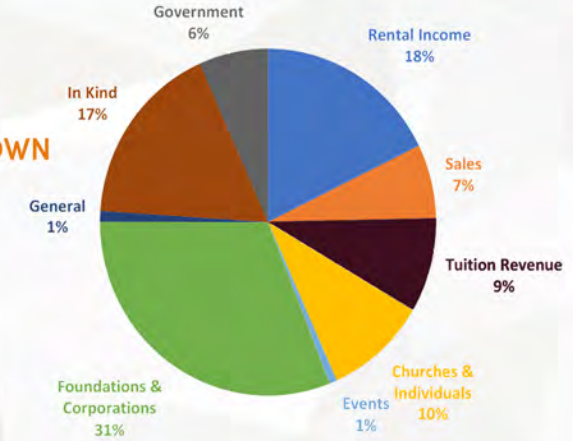
LIABILITIES AND NET ASSETS

Accounts Payable	$81,275
Current Liabilities	$606,970
Noncurrent Liabilities	$7,612,087
TOTAL LIABILITIES	$8,304,145

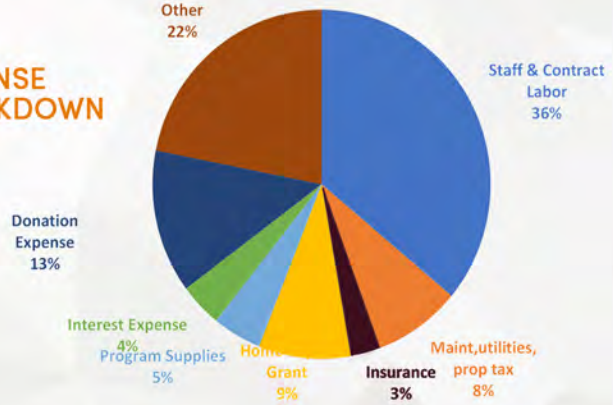
EQUITY

Net Assets	$7,040,763
Net Assets Temp Restricted	$533,447
City of Detroit Restriction	$3,171,628
Net Income	($1,007,989)
TOTAL EQUITY	$9,737,849
TOTAL LIABILITIES & EQUITY	$18,041,994

REVENUE BREAKDOWN



EXPENSE BREAKDOWN



2023 GIFTS IN KIND SUMMARY

Total Volunteer Hours.....20,879
Total Volunteers.....1,427
TOTAL VOLUNTEER VALUE.....$660,912.60

Professional Services Donated.....$6,694.12
Donated Goods.....$640,259.37
TOTAL GIK VALUE.....$646,953.49

TOTAL VOLUNTEER + GIK
$1,307,866.09

RECOGNITION OF DONORS

CHURCHES

Antioch Church *
Calvary Baptist Church of Canton *
Christ Presbyterian Church
Cornerstone Baptist Church *
Cornerstone Presbyterian Church
Crosspoint Church *
Farmington Hills Church of God
First Baptist Church of Wayne
Grumlaw Church *
Highland Congregational Church *
Highland Park Baptist Church *
Kilmore United Methodist Church
Mt. Union Bible Church
North Hills Christian Reformed Church
Northport Covenant Church
Northridge Church *
Oakdale Park Christian Reformed Church *
Oakpointe Church *
One Hope Church
Penn Valley Community Church
Seymour Christian Reformed Church
Solid Rock Bible Church *
The Young People's Church of the Air
Tree of Life Bible Fellowship
Trinity Presbyterian Church *
Troy Christian Chapel *
Ward Evangelical Presbyterian Church *
Woodside Bible Church

*Also partnered through service and work projects.

CORPORATIONS

Ace American Insurance
CHN (Cleveland Housing Network)
CDAD (Community Development Advocates of Detroit)
Comerica Bank
Core Tek Services
Diversified Members Credit Union
DTE Energy
Financial Synergy Group Ltd.
Framework for Homeownership
Huntington National Bank
Lasting Impact
Local Difference
Meadowbrook insurance
Michigan Public Health Institute
MSHDA
Network for Good
One Way Maintenance
Peredon
Rocket Community Fund
Sidewalk Detroit
Standley Professional Carpentry
Strategic Medical Management, LLC
Sun Home Services
United Way
Wellness Networks
Westfield Insurance Company

FOUNDATIONS

American Heart Association
Act Blue Charities
Benevity Community Impact Fund
Clannad Foundation
Community Foundation of SE Michigan (NEI)
Detroit Leadership Foundation
Enterprise Community Foundation (Kresge, Wilson, Balmer, Gilbert, Ford)
Gilbert Foundation
JP Morgan Chase Foundation
James & Cleo Hamilton Charitable Trust
Kummer Family Charitable Fund
Kresge Foundation
Lloyd & Mabel Johnson Foundation
Mann Family Charitable Trust
Mark & Jane Kehlenbeck Fund
PNC Foundation
Root Family Charitable Fund
Skillman Foundation
To His Glory Fund
United Way
We Raise Foundation
William & Anna VandenBosch Gospel Fund
Youth Financial Literacy Fund

GOVERNMENT

City Connect Detroit
City of Detroit ARPA Fund
Detroit Land Bank Authority
Housing Action IL

RECOGNITION OF PARTNERS

Taylor Street Clinic
American Heart Association
Forgotten Harvest
Thirkell & Durfee Elementary & Middle Schools
University Prep Elementary School
Northwestern High School
Develop Detroit
Lighthouse
YMCA – Sports Port
360 Detroit
Northwest Goldberg Cares
Brilliant Detroit
CEF - Child Evangelism Fellowship
Rocket Community Fund
ProsperUS
Charity Bikes
Neighborhood Art School
Live Coal
King Cole Grocery Store
DTE – EAA
Detroit Land Bank Authority
District 5
Order of the Fisherman Ministry
City of Detroit
CRU Inner City
Mobil Gas Station @ Hazelwood
UCES - United Credit Education Service
Detroit Means Business
Detroit Housing Network (DHN)
LISC - 0% Loans

PACE
Eastern Market Corporation
Double Up Food Bucks
WIC
Project FRESH/Senior Project FRESH
TRUST Neighborhoods
BookNook
Detroit Leadership Foundation
Yad Ezra

2023 BOARD OF DIRECTORS

Denise Gray (Chair of the Board)
Affiliation: 36th District Court
Sarah Pavelko (Vice Chair)
Affiliation: Great Water Capital
Quincy Jones (Treasurer)
Affiliation: Osborne Neighborhood Alliance
Jonathan Wynne (Secretary)
Affiliation: Kingdom Concepts
Keona Cowan
Affiliation: Invest Detroit
Courtney Elledge
Affiliation: Huntington Bank
James Ewing
Affiliation: Self Employed
Joy Greer
Affiliation: United Health Care
Ken Hoganson
Affiliation: Teledyne Technologies
Brian Meagher
Affiliation: BKM and Co, LLC
Christopher Meagher
Affiliation: Retired
Carly Mitchell
Affiliation: High School student
Kevin Watkins
Affiliation: Comerica Bank
Renard Wilson
Affiliation: Eastside Community Network

42% LIVE IN CDC'S COMMUNITY

Going to CDC really changed me because before going I thought that all I needed was money and ways to make money. But the truth is without Jesus nothing is possible. CDC really has done a good thing for me and I appreciate that a lot. - Ronald 12th Grade

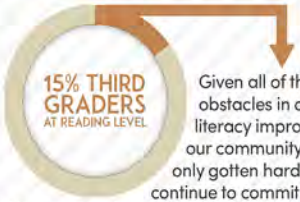
2023 STAFF, CONTRACTORS & EMPLOYEES

Alexis Ibeh
Pathways of Promise Teacher
Andrea Chisholm
Pathways of Promise Asst. Director
Aniyah Chisolm
Fit & Fold Tech
Anthony Beauford
CDC Construction
Antoinette Adams
Pathways of Promise Teacher
Arleen Allen
Pathways of Promise Director
Beverly Hale
Peaches & Greens
Brandon Russell
Peaches & Greens Driver
Britney Hardy
Accountant
Brittney Allen-Hunter
Asst. Education Director
Cathy Bindschadler
Assoc. Farm Manager
Chris Martin
Solid Rock Maintenance Tech
Christa Cuffie
Sports Director
Christopher Glaster
CDC Construction
Clyde Allen
Fit & Fold Tech
Dan Johanon
Solid Rock Maintenance Tech
Danielle Franklin
Housing Intake Specialist
Darrell Horton II
CDC Construction
Derrick Saine
Fit & Fold Tech
DeShawn Lott
Sports Director
Diana Dunwoody-Kelly
Pathways of Promise Teacher
Donell Reed
Solid Rock Maintenance Tech
Dwayne Jones
Security
Edna Conner
Pathways of Promise Teacher
Elijah Barthalomew
Security
Erica Mixon
Community Advocate
Evan Neubacher
Adamah Farm Manager
Gibran Kinnard
Fit & Fold Tech
Helen Logan
Accountant
Jake Schutter
CDC Construction
Jaywan Calhoun
Fit & Fold Tech
Jazlyn Goldsmith
Pathways of Promise Teacher
Jazsmin Anderson
Pathways of Promise Teacher
Joshua Price
Fit & Fold Tech
Juan Ramos
Pathways of Promise Chef
Justin Johanon
Fit & Fold Manager
Kalla Mason-Smith
Pathways of Promise Teacher
Kilean Bean
Fit & Fold Tech
Kyle Lake
Program Director
Lance Avery
Fit & Fold Tech
Lisa Johanon
Executive Director/Housing Director
Lisa Quinn
Cooking Instructor
Lissy Gangwer
Pathways of Promise Teacher
Marilyn Williams
Education Staff
Matt Corbin
Real Estate Development
Megan Williams
Asst. Youth Director
Mika Juuhl
Education Staff
Micah Williams
Youth Director
Mimi Trent
Housing & Financial Counselor
Monique Caddell
Peaches & Greens staff & Receptionist
Monica Smith-Young
Pathways of Promise Teacher
Najeelah Montgomery
Pathways of Promise Teacher
Natalia Whitley
Fit & Fold Tech & Education Staff
Nate Gangwer
Director of Operations/Fund Development
Nate Phillips
Solid Rock Property Manager
Orvin Smith
Bus Driver
Pauline Simmonds
Pathways of Promise Teacher
Richard Swan
Solid Rock Property Manager
Rick Sailes
CDC Construction Manager
Rosanna Hinds
Pathways of Promise Teacher
Sarah Johnson
Finance Director/CPA
Shanell Riddick
Physical Services
Stephanie Avery
Education Director
Tabitha Ramos
Peaches & Greens Manager
Tanisha Powell-Frasard
Receptionist
Tiffany Morgan
Fit & Fold Tech
Tracy Smith
Housing & Financial Counselor
Tyus Theus
Fit & Fold Tech
Wendy McDuffy
Cooking Instructor
Willa Smith
Bus Driver
Yolanda Brown-Simmons
Pathways of Promise Teacher

2024 & BEYOND STRATEGIC PLAN

Come join us as we go forward!

EXPAND YOUTH SERVICES TO IMPROVE LITERACY.



Given all of the historical obstacles in our way for literacy improvement in our community, things have only gotten harder. We must continue to commit to seeing literacy rates improve and children reading in our communities. Utilizing the power of SPORTS and ARTS & MUSIC in our BTE After School Programs increases the likelihood of educational participation and therefore success for our kids. Developing a ONE ROOM SCHOOL HOUSE will help us address citical learning needs.

EQUIP OUR ADULT COMMUNITY TO HAVE HEALTHY HOUSEHOLDS.

OVER 50% OF DETROITERS ARE FINANCIALLY INSECURE AND OVER 90,000 DETROITERS LIVE IN INADEQUATE HOUSING.

By establishing consistent and healthy ADULT SERVICES and EDUCATION addressing financial literacy, conflict resolution, social-emotional health, nutrition/meal planning, stages of child development, the more we can help our neighbors navigate difficulties, support each other in hardships, and celebrate with one another in victories. A post high-school GAP YEAR ensures that we target the full range of adults in our community.

LEVERAGE THE POWER OF AFFORDABLE, STABLE HOUSING TO CHANGE LIVES AND IMPROVE OUR COMMUNITY.

Equitable access to affordable housing and home ownership opportunities is at a crisis point throughout America, and in particular, the City of Detroit. In a city of 600,000+ residents with a median household income of just $32,500, ensuring that those residents have access to quality housing they can afford is front and center as a major issue in this city. Leveraging the power of affordable, stable housing we will strive to develop and/or preserve 300 units of housing in 3 years to change lives and improve communities.

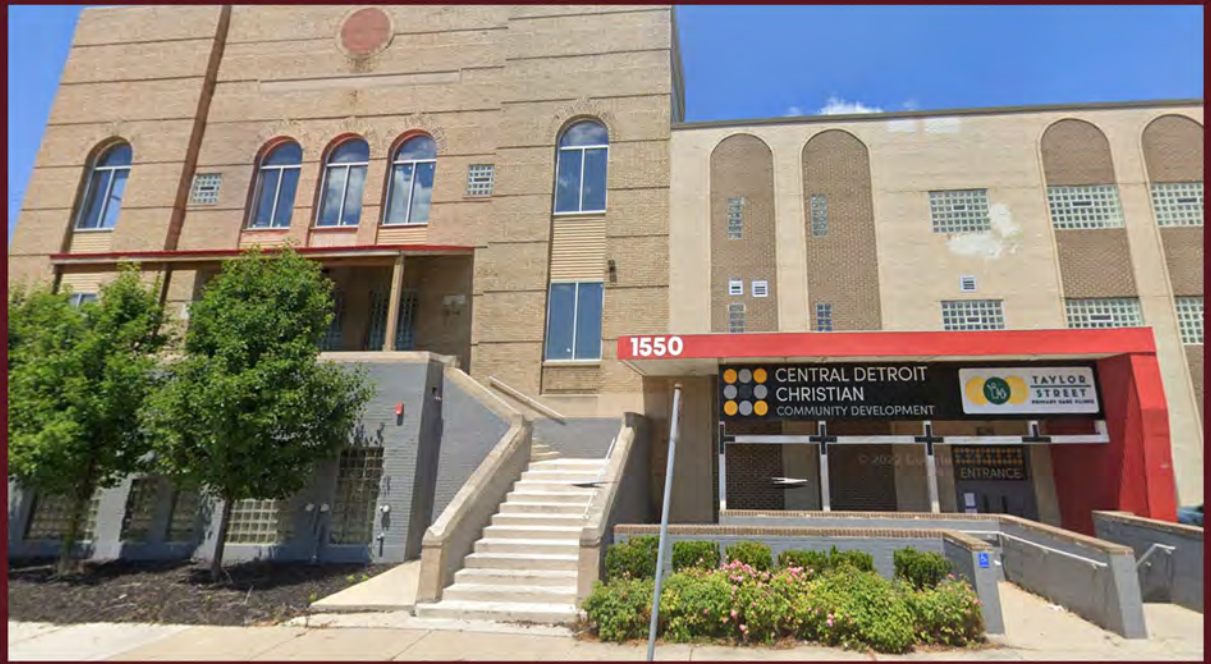
SPORTS provide a clear framework to learn, develop, and establish foundational behaviors that increase the chance of educational success for our kids. **$69K**	Incentivized quarterly ADULT EDUCATION classes will equip our neighbors with the necessary tools for success. **$7.5K**	SECURING capitol through government funding and partnerships. We currently have approx 200 of the 300 properties in the pipeline. **$32M**
ART & MUSIC programs ensure that children can creatively, safely, and positively express who they are while simultaneously improving cognitive abilities and their futures. **$35K**	Hire full time supportive staff to expand, develop, and lead ADULT SERVICES. **$75K**	EXPANDING CDC construction to rehab and renovate properties while staying in the neighborhood. **$255K**
Establishing a small, tuition-free, ONE ROOM SCHOOL HOUSE for our most at-risk youth means not only changing one life today, but the lives of future generations to come. **$129K**	Establish a clearly defined GAP YEAR program for recently graduated high-schoolers seeking guidance in the early stages of adulthood. **$10K**	ACQUIRING additional units for affordable housing **$5M**

Thank you!

Thank you, I am a life that was changed! After acquiring my grandmother's home from the city, Central Detroit Christian assisted in heating my home with a new furnace and hot water tank. Also, in partnership with Humble Designs, Central Detroit furnished my home with a makeover! My childhood home was restored! With the help of CDC, my legend will continue to live on for my children and I for years to come. - Martha Burch

I am thankful for CDC helping me to learn new things. Thank you for picking me up from school and taking me home. I pray that CDC is blessed. I hope God gives them everything they need. Please continue teaching and I will continue to learn. - Alivia

What I appreciate about CDC is that they are kind, and they have fun things for us to do. They have a big gym, Bible class, and they take us outside to play. One of my favorite times I had was when they took me to the Piston Center, and I got to play on the basketball court!
- Henry



There is an old African proverb that says, "If you want to go fast go alone, but if you want to go far go together." For over 29 years Central Detroit Christian has tried to go far. Your partnership, whether financial, prayerful, time, donations, or any combination of those, has helped the transformation of our neighborhood. Thank you for your faithfulness and generosity! By God's grace we will continue to serve Central Detroit tomorrow, next week, next month, and years to come.

With Immense Gratitude,
Central Detroit Christian Staff

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